

# Two Suites - Up to 4,289 SF

The Keystone Building | 85 Barnes Road  
Wallingford, CT



CBRE is pleased to offer for sale/lease two suites (2,208 SF & 2,081 SF) contiguous medical office space at 85 Barnes Road, Wallingford, Connecticut. Ample parking surrounds the building on all sides with both front and rear entrances for easy access.



## Medical/Office Space

85 Barnes Road | The Keystone Building | Wallingford, CT

# For Sale/Lease



## Available Suites

Available SF	Suite #	Lease Rate	Sale Price
2,208 SF	109	\$12,00/SF NNN	\$220,800 (\$100/SF)
2,081 SF	111	\$12,00/SF NNN	\$208,100 (\$100/SF)

## Building Specifications

No. of Stories	3
Building Type	Medical office
Year Built/Renovated	1985
Construction	Brick
Parking	4.87/1,000 SF
Location	Near Route 5/15 at Exit 66 and minutes to I-91

## Suite 109 - 2,208 SF





# Medical/Office Space

85 Barnes Road | The Keystone Building | Wallingford, CT

# For Sale/Lease

## Suite 109





# Medical/Office Space

85 Barnes Road | The Keystone Building | Wallingford, CT

# For Sale/Lease

## Suite 111 - 2,081 SF

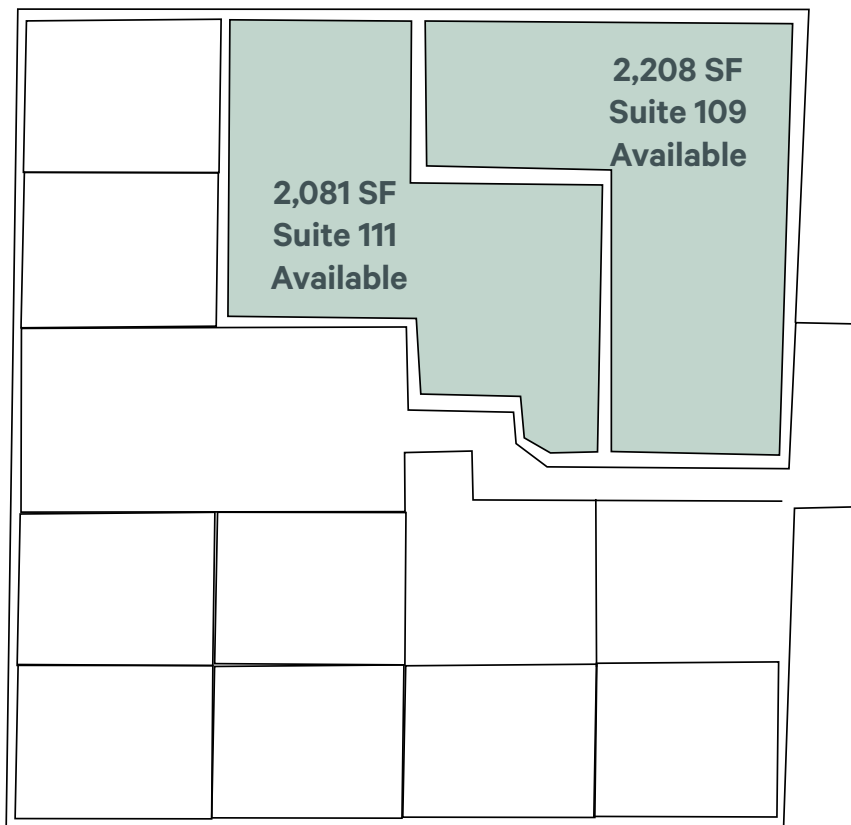




Suite 111 - 2,081 SF

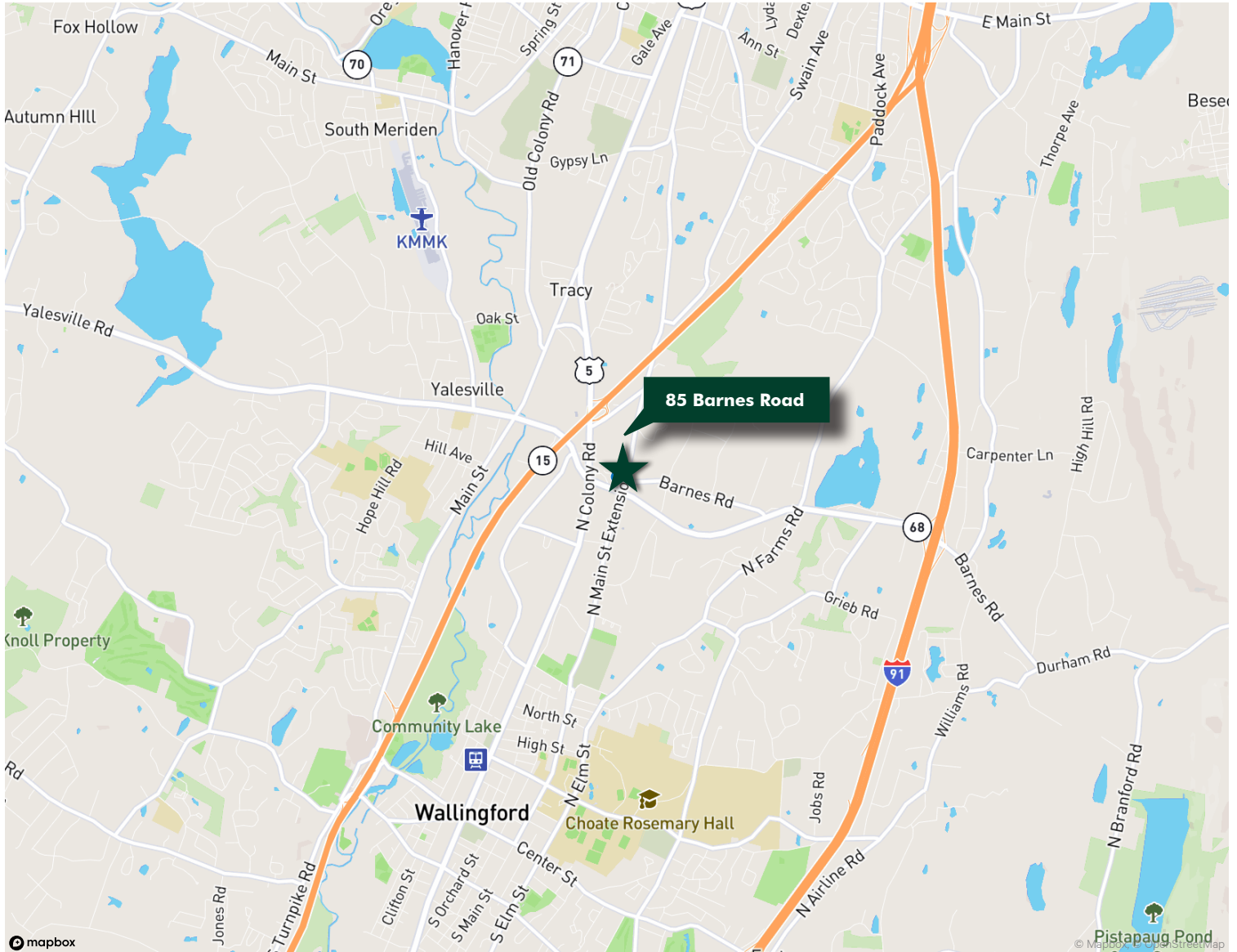


Floor Plan - 4,289 SF (Contiguous space)





## Location Map



## Contact Us

### Jennifer Gosselin

Vice President

+1 860 987 4734

jennifer.gosselin@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.